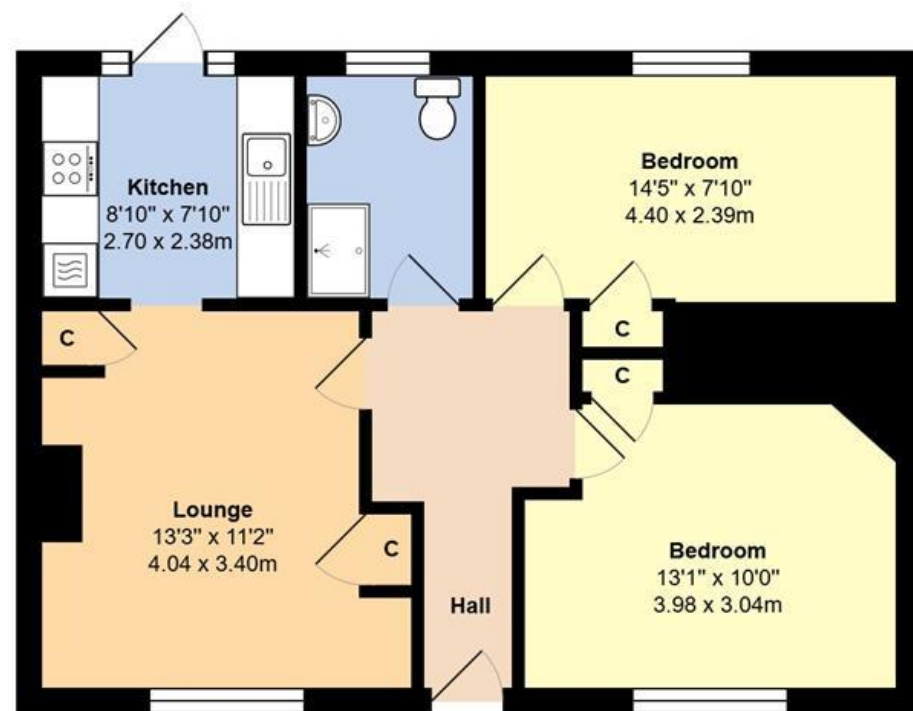
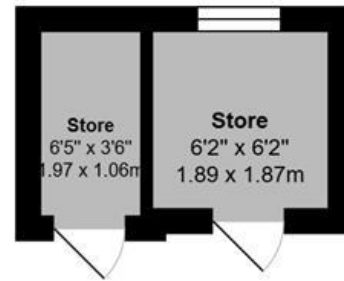


**71 Wick Farm Road, Littlehampton,  
West Sussex, BN17 7HL**  
£215,000 - Leasehold

**Glyn-Jones**



**Ground Floor**

Total Area: 710 ft<sup>2</sup> ... 66.0 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2024

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



**Glyn-Jones and Company are delighted to offer for sale this well presented purpose built ground floor flat which is being offered for sale with NO FORWARD CHAIN.**

The accommodation comprises; an entrance hall, a spacious lounge, a modern fitted kitchen, two bedrooms and a shower room. In our opinion, the property is presented in good clean decorative order throughout and benefits from double glazing and an electric central heating system, with individual room thermostats. Further attributes to note are the property has a private entrance and low outgoings.

Externally, there is a large private rear garden which is mainly laid to lawn. The garden benefits from a 15ft x 7ft timber shed/workshop as well as two further brick built outbuildings. To the front there is a double width driveway.

In our opinion this would make an ideal first time/investment purchase.



At an Average rating of

**4.9/5** ★★★★★



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# 71 Wick Farm Road, Littlehampton, West Sussex, BN17 7HL

£215,000 - Leasehold



Wick Farm Road is located within half a mile of Littlehampton town centre, boasting a range of shops and restaurants. Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly.

Littlehampton train station is also located in the town centre. The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



### Property Information

Council Tax Band - B  
Energy Efficiency Rating – C

Tenure: 125 Year lease from February 1988  
Maintenance - £160 (approx.) per annum  
Ground rent - £10 per annum

We recommend you have this verified by your legal representative at your earliest.



At an Average rating of 4.9/5



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